

7 April 2025

Subject: 1 Bate Rd - New SFD construction within Environmental Protection and Natural Hazard DPA

Dear Development Services staff, Town of View Royal

Thank you for consideration in reviewing this Development Permit Application as is required for construction works within the designated Environmental Protection and Natural Hazard Development Permit Areas per Schedule Q in View Royal's OCP. The subject property, 1 Bate Rd, is located within the designated Terrestrial Sensitive Ecosystem and Natural Watercourse and Shoreline Development Permit Area.

This application is for a new detached single family dwelling with attached garage and secondary suite as permitted within the A-1: Rural zoning area. The anticipated house design is to have exposed narrow separated concrete foundations supporting the single level dwellings' open to air suspended floor joists allowing the ground surface under the house to remain undisturbed and accessible by native fauna. The attached garage and carport are the only slabs to be constructed on grade.

The property is relatively large at 18.2 hectares (45 acres) and abuts CRD Thetis Lake Regional Park on its north, south and west sides and a privately owned undeveloped 21.1 hectare property to the east. Presently, an existing one-bedroom carriage house single family dwelling comprising of living space upstairs and two car garage below occupies this property.

In order to maintain compliance to zoning requirements, the existing dwelling is proposed to be decommissioned as agreed to satisfy View Royal Development Services simultaneously as new construction completes.

The proposed dwelling conforms to all aspects of A-1: Rural zoning bylaw requirements including floor area, lot coverage, height and setbacks. Secondary suite parking as required, is a minimum of 50m from any boundary.

A QEP environmental assessment has been performed and included in this application along with recent BCLS for the greater area and QEP Tree Location and Tree Restoration Plans.

The driveway access to the new build site is along existing historic forestry roads as evidenced by numerous old growth decaying stumps from logging operations many decades ago. Road corner radius measurements are provided on the site drawing meeting the requirements of View Royals' fire fighting vehicles per design guidelines.

In summary, this Development Permit Application is proposing a single family dwelling within the as designated Sensitive Terrestrial Ecosystem Area DPA. The proposal meets all the current zoning criteria and will have professional environmental advice implemented as provided in the QEP Environmental Assessment.

Regards,



Timo Vahamaki (Owner)